

TOWN OF DAVIE  
DEVELOPMENT SERVICES DEPARTMENT  
PLANNING AND ZONING DIVISION  
PLANNING REPORT

May 21, 1999

**SUBJECT:** Variance V 4-1-99

**APPLICANT:** Joseph and Janet Parisi, petitioners / owners

**ADDRESS/LOCATION:** 6155 SW 55 Court / Generally located on the north side of SW 55 Court, west of SW 61 Avenue.

**LAND USE PLAN/ZONING:** Residential (2 du/ac) / R-2

**REQUEST:** **From** Section 12-33(A)(2) which requires accessory structures over 150 square feet in area to maintain the building setbacks of the R-2 district.  
**To:** reduce the required side setback from 15 feet to 7 feet and; **to:** reduce the required rear setback from 25 feet to 7 feet for an accessory structure.

**From:** Section 12-33(A)(5) which limits the occupied area of accessory structures within the required rear yard to 15 %.  
**To:** increase the area of occupancy within the required rear yard from 375 square feet to 540 square feet. (21.6 %)

**EXHIBITS TO BE INCLUDED:** Variance application, subject site map, planning report, and aerial.

**ANALYSIS:** The subject site is 1/2 acre in size and contains a single family residence. The property is surrounded on the south, east, and west by residential properties of a similar nature zoned R-2. Residential agricultural property zoned A-1 lies to the north.

Where applicable, the review of a variance request should include consideration of the criteria noted in Section 12-309 of the Land Development Code which is attached hereto and made part hereof.

Comprehensive Plan Policy 17-7 provides that land development regulations shall establish setbacks or separation regulations to enhance living and working environments. Setback requirements address this policy and are designed to maintain the character associated with each of the various zoning districts and to ensure that there is adequate separation between permitted uses.

This variance request to reduce the rear and side setback requirements and increasing the area of occupancy within the required rear yard is associated with the installation of an 720 square foot accessory building for use as a freestanding 2-car garage. Field inspections in this older established neighborhood revealed several homes in the vicinity with 5 foot

setbacks for comparable accessory buildings developed under old code requirements that were in effect until June of 1996.

The applicant has submitted letters from several adjacent property owners within the neighborhood indicating no objection. The granting of this variance request will not be injurious to the neighborhood or otherwise detrimental to the public welfare. The placement of the proposed accessory storage building is generally consistent with the established development patterns of this neighborhood, accommodates a reasonable use of the property, and can be considered in harmony with the general intent and purpose of the code.

**RECOMMENDATION:** The Planning and Zoning Division recommends **APPROVAL** of the requested variance to reduce the required side setback from 15 feet to 7 feet, to reduce the required rear setback from 25 feet to 7 feet for an accessory structure, and to increase the area of occupancy within the required rear yard from 375 square feet to 540 square feet, with a finding the request is consistent with the general intent and purpose of the code.

**PLANNING AND ZONING BOARD RECOMMENDATION:** Motion to recommend **APPROVAL** (5-0), May 12, 1999.

EXISTING ZONING: *R-1*  
CODE SECTION: *1*

PROPOSED ZONING:  
CODE SECTION:

LAND USE DESIGNATION: *Residential (204/K)*

FOLIO NUMBER *10135-02-03950*

RECEIVED  
APR 6 1999

TOWN OF DAVIE  
VARIANCE APPLICATION

TOWN OF DAVIE (NOTE: INFORMATION MUST BE TYPED AND NOTARIZED)  
PLANNING & ZONING DEPARTMENT Make Checks payable to TOWN OF DAVIE

DATE FILED:

PHONE: *954-791-4292*

PETITIONER: *Joseph and Janet Parisi*

MAILING ADDRESS: *6155 SW 55 Court Davie Florida 33314*

RELATIONSHIP TO PROPERTY: *owner*

OWNER: *Joseph and Janet Parisi*

MAILING ADDRESS: *6155 SW 55 Court Davie Florida 33314*

ADDRESS OF PROPERTY: *6155 SW 55 Court Davie Florida 33314*

LEGAL DESCRIPTION: (Certified Sealed Boundary Survey to include statement of amount of acreage involved MUST be submitted with application):

ACREAGE: *14,180 sq ft*

REQUEST: *Variance for 2 car garage. reduce setbacks*

REASON FOR REQUEST: (attach additional sheet as necessary)

*see attached*

\*\*\* PETITIONER MUST BE PRESENT IN ORDER FOR ACTION TO BE TAKEN \*\*\*

OFFICE USE ONLY

APPROVED AS TO FORM: *Jat*

PUBLICATION DATE: *5/5/99*

MEETING DATE: PLANNING AND ZONING BOARD: *5/12/99*

TOWN COUNCIL: *6/8/99*

NOTICES SENT: \_\_\_\_\_ REPLIES: FOR: \_\_\_\_\_ AGAINST: \_\_\_\_\_

UNDELIVERABLE: \_\_\_\_\_

Joseph & Janet Parisi  
OWNER'S NAME(S)

Joseph Parisi Janet Parisi  
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

6155 SW 55 Court  
ADDRESS

Davie Florida 33314  
CITY, STATE, ZIP

954-791-4292  
PHONE

The foregoing instrument was acknowledged before me  
this 12 day of February, 1999, by  
Joseph & Janet Parisi who is personally  
known to me or who has produced FL DL

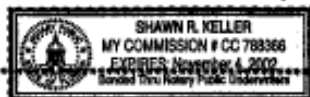
as identification and who did take an oath.

NOTARY PUBLIC:

Sign: [Signature]

Print: Shawn Keller

My Commission Expires:



Joseph & Janet Parisi  
PETITIONER'S NAME

Joseph Parisi Janet Parisi  
PETITIONER'S SIGNATURE

6155 SW 55 Court  
ADDRESS

Davie Florida 33314  
CITY, STATE, ZIP

954-791-4292  
PHONE

The foregoing instrument was acknowledged before me  
this 12 day of February, 1999, by  
JOSEPH & JANET Parisi who is personally  
known to me or who has produced FL DL

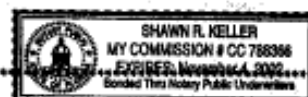
as identification and who did take an oath.

NOTARY PUBLIC:

Sign: [Signature]

Print: Shawn Keller

My Commission Expires:



OFFICE USE ONLY

PROPERTY ADDRESS:

6155 SW 55<sup>TH</sup> COURT  
DAVIE, FLORIDA

LEGAL DESCRIPTION

THE NORTH ¼ OF THE EAST 10 FEET OF THE WEST 300 FEET OF THE EAST ¼ OF TRACT 58, LESS THE SOUTH 25 FEET THEREOF, IN "EVERGLADE LAND SALES CO. SUBDIVISION" OF SECTION 35, TOWNSHIP 50 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 34 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LANDS SSITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA

CERTIFIED TO:

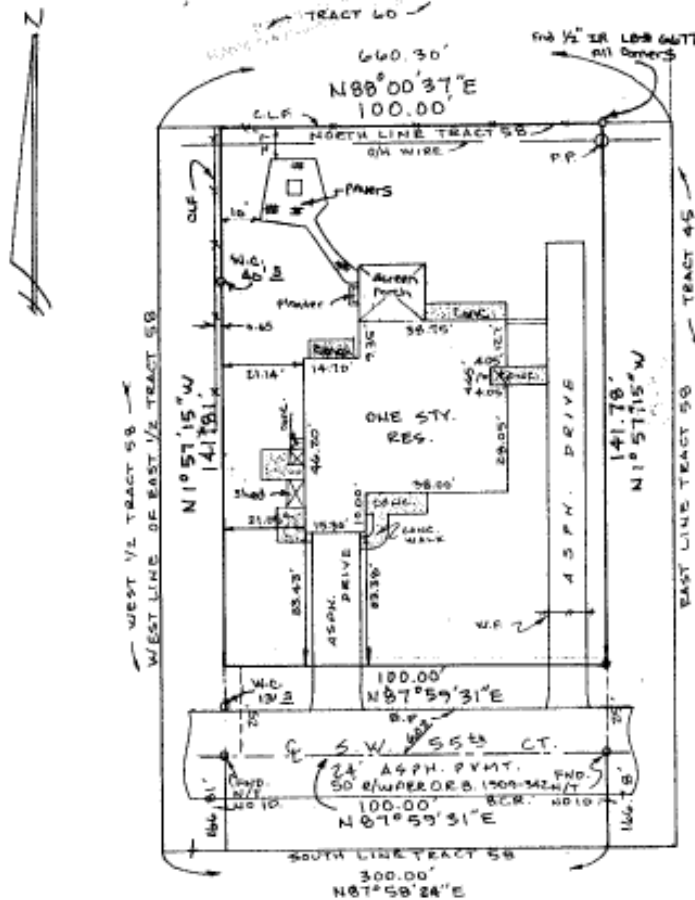
JOE PARISI  
JANET HAKIM

FLOOD ZONE INFO:

COMMUNITY #	120035
PANEL & SUFFIX	0304 F
FLOOD ZONE	AH
BASE ELEV:	5.0
LOWEST FIN. FL.	
HOUSE:	7.94
GARAGE:	7.14
DATE OF FIRM:	10/2/97

PREPARED BY:  
ALL COUNTY SURVEYORS  
5950 W. OAKLAND PARK BLVD #108  
LAUDERHILL, FL 33313  
1(800)860-9119

6155 SW 55<sup>TH</sup> COURT  
DAVIE, FLORIDA



A	APR
A.E	ANCHOR EASEMENT
AO	AIR CONDITIONER
ASPA	ASPHALT
BLK	BLOCK
B.M	BENCH MARK
CDR	CLAYBORN COUNTY RECORDS
S.L	SUBDIVISION SET BACK LINE
C	CENTER LINE
C.C.B	CONCRETE BLOCK
C.C.B.	CONCRETE BLOCK STRUCTURE
C.R	CORNER
C.F.P	CORNER LINE FENCE
CONC	CONCRETE
C.C.B	CLAYBORN COUNTY RECORDS
G.E	GRAVE EASEMENT
DR	DRAINAGE INLET

340	WORKED HOLE
341	WELLHEAD
342	WHEEL OF PAVEMENT
343	WHEEL OF WATER
344	WHEELBARROW
345	WHEEL BOOM
346	WHEEL
347	WFLORIDA POWER & LIGHT
348	WGRESS/DOORLESS EASEMENT
349	WINTERBURN
350	WISCONSIN PIPE
351	WISCONSIN ROAD
352	WISCONSIN BUSINESS
353	WISCONSIN SURVIVOR
354	WISCONSIN
355	WISCONSIN

M.E.	MAINTENANCE EASEMENT
N/D	MAIL & DIRK
N/T	MAIL & TAB
N.O. (NHE)	MAILMAN
DH	OVERHEAD
D.H.	OVERHEAD
O.R.B.	OFFICIAL RECORD BOOK & PAGE
P	PLAT
PB	PLAT BOOK
PBN	PLAIN BEACH COUNTY RECORDS
P.C.	POINT OF CURVATURE
PCP	PERMANENT CONTROL POINT
P.T.	POINT OF TANGENCY
P	PROPERTY LINE
P.O.B.	POINT OF BEGINNING

[illegible]

SOUTH LINE SUBJECT PARCEL N 87° 59' 31" E

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

MARK D. STURGIS, P.S.M.

REGISTERED LAND SURVEYOR AND MAPPER No. 4829

RESISTED CASE  
STATE OF FLORIDA

ONLY EASEMENTS, RIGHT OF WAYS ETC. READILY KNOWN ARE SHOWN. NO RESEARCH OTHERWISE HAS BEEN MADE

SCALE: 100 = 100%

DRAWN BY:

Copyright © 2003

**R/R:**

DATE: \_\_\_\_\_

**快速通道：**

**JOB #11**

JOB #11:  
Q. A. A. B. R.

**ALL COUNTY SURVEYORS**  
PROFESSIONAL SURVEYORS AND MAPPERS  
License Number 8677

PHONE: (954) 777-4747 FAX: (954) 777-2707  
5950 W. OAKLAND PK. BLVD. • SUITE 108 • LAUDERHILL, FL 33313

BOUNDARY SURVEY FOR  
JOE PARISI  
JANET HAKIM

Mr. & Mrs. J. Parisi  
6155 SW 55 Court  
Davie, Florida 33314

April 13, 1999

RECEIVED  
APR 12 1999

Town of Davie  
Town Council

TOWN OF DAVIE  
PLANNING & ZONING DEPARTMENT

Gentlemen,

This letter is to request a variance for building a two car garage at 6155 SW 55 Court in the Town of Davie, Florida. At the present time the location on the property where we would have to build this structure would be too close to the present dwelling. By allowing us to place the structure 7 feet from the back and side lot line it would be more assessable for entrance of the family vehicles.

We also would require a waiver of the 15% rule for accessory structure (Sec. 12-235) to allow an increase in area from 375 square feet (allowable) to 540 square feet (total in setback) for an increase of 165 square feet calculated as follows:

15% x required setback x width of lot =  $15 \times 25' \times 30' = 375$  square feet  
No of feet encroaching in setback x with of enclosure =  $18' \times 30' = 540$   
square feet of encroachment

The above calculations are required due to our undersized lot which gives us less available space for just such a structure.

The property has a full abundance of old oak trees and orchid trees which we enjoy very much however they leave residue on all the family owned cars which could be housed from the elements. With all the beautiful foliage and gardens we maintain we could also use the garage for storage for lawn and gardening equipment. This structure would also provide a safe place to keep all lawn furniture and potted plants during a hurricane warning. We also need a place to store all the storm shutters, which are presently leaning up against the house.

We have spoken to all the neighbors on the street and those who have garages in the back of their houses agree it is extremely convenient to have a separate building for all the above mention reasons. The town of Davie permitted one of our neighbors to build the same size garage at 7 feet from the lot lines.

At first we hesitated on the purchase of the property because of the lack of storage for vehicles and gardening equipment. But we love it here and waited a long time to find a

(continued)

place to buy in the Town of Davie which would grant us with the unique country living that no other city in the area provides.

We appreciate your consideration to this matter.

Sincerely,

Joseph P. Parisi  
Joseph P. Parisi

Janet Parisi  
Janet S. Parisi

Sworn to and subscribed before me this 13<sup>TH</sup> day of April, 19 99 by  
Joseph Parisi and Janet Parisi Personally Known.

Lawrence L. Hill  
NOTARY PUBLIC, AT LARGE  
COUNTY OF BROWARD  
STATE OF FLORIDA






APR 6 1999  
TOWN OF DAVIE  
PLANNING & ZONING DEPARTMENT

To Whom It May Concern:

Mr. & Mrs. Joseph Parisi of 6155 SW 55 Court in the town of Davie have expressed an interest in building a garage in the back of their property. As their neighbors we have no objection to their doing so.

Thank you,

Signed: DAVID LASALA 

Address: 6204 SW 55<sup>th</sup> DAVIE FLA

Date: 2/6/99



To Whom It May Concern:

Mr. & Mrs. Joseph Parisi of 6155 SW 55 Court in the town of Davie have expressed an interest in building a garage in the back of their property. As their neighbors we have no objection to their doing so.

Thank you,

Signed: Bill Wable

Address: 6202 SW 55 CT. Davie

Date: 2/6/99

RECEIVED  
APR 6 1999

TOWN OF DAVIE  
PLANNING & ZONING DEPARTMENT

To Whom It May Concern:

Mr. & Mrs. Joseph Parisi of 6155 SW 55 Court in the town of Davie have expressed an interest in building a garage in the back of their property. As their neighbors we have no objection to their doing so.

Thank you,

Signed: Carl L. Robinson

Address: 6110 SW 55 Ct. Davie Fla 33314

Date: 2/9/99

RECEIVED  
APR 6 1999

TOWN OF DAVIE  
PLANNING & ZONING DEPARTMENT

To Whom It May Concern:

Mr. & Mrs. Joseph Parisi of 6155 SW 55 Court in the town of Davie have expressed an interest in building a garage in the back of their property. As their neighbors we have no objection to their doing so.

Thank you,

Signed: Joseph C. Xiero

Address: 6104 S.W. 55<sup>th</sup> DAVIE

Date: 2/6/99

RECEIVED  
APR 6 1999

TOWN OF DAVIE  
PLANNING & ZONING DEPARTMENT

To Whom It May Concern:

Mr. & Mrs. Joseph Parisi of 6155 SW 55 Court in the town of Davie have expressed an interest in building a garage in the back of their property. As their neighbors we have no objection to their doing so.

Thank you,

Signed: Marie Napoli

Address: 6100 S.W. 55 Court  
Davie, Fl. 33314

Date: 2-6-99

RECEIVED  
APR 6 1999  
TOWN OF DAVIE  
PLANNING & ZONING DEPARTMENT

To Whom It May Concern:

Mr. & Mrs. Joseph Parisi of 6155 SW 55 Court in the town of Davie have expressed an interest in building a garage in the back of their property. As their neighbors we have no objection to their doing so.

Thank you,

Signed:  \_\_\_\_\_

Address: 5555 SW 61 AVE DAVIE FL 33314

Date: 2/7/99

RECEIVED  
APR 6 1999  
TOWN OF DAVIE  
PLANNING & ZONING DEPARTMENT

To Whom It May Concern:

Mr. & Mrs. Joseph Parisi of 6155 SW 55 Court in the town of Davie have expressed an interest in building a garage in the back of their property. As their neighbors we have no objection to their doing so.

Thank you,

Signed: Richard Halliburton

Address: 6203 SW 55 CT DAVIE 33314

Date: 2/6/99

RECEIVED  
APR 6 1999

TOWN OF DAVIE  
PLANNING & ZONING DEPARTMENT

To Whom It May Concern:

Mr. & Mrs. Joseph Parisi of 6155 SW 55 Court in the town of Davie have expressed an interest in building a garage in the back of their property. As their neighbors we have no objection to their doing so.

Thank you,

Signed:



Address: 6201 SW 55 CT. - 33314

Date: 2-6-99



RECEIVED  
APR 6 1999

TOWN OF DAVIE  
PLANNING & ZONING DEPT.

To Whom It May Concern:

Mr. & Mrs. Joseph Parisi of 6155 SW 55 Court in the town of Davie have expressed an interest in building a garage in the back of their property. As their neighbors we have no objection to their doing so.

Thank you,

Signed: Wesla Hansen

Address: 6109 S.W. 55 Ct. Davie

Date: Feb. 8, 1999

RECEIVED  
APR 6 1999

TOWN OF DAVIE  
PLANNING & ZONING DEPARTMENT

To Whom It May Concern:

Mr. & Mrs. Joseph Parisi of 6155 SW 55 Court in the town of Davie have expressed an interest in building a garage in the back of their property. As their neighbors we have no objection to their doing so.

Thank you,

Signed: KATHY + BERNY LANE

Address: 6105 S.W. 55th. DAVIE, FLA.

Date: 2/6/99

